

**CITY OF EAU CLAIRE  
PLAN COMMISSION AGENDA**

**Meeting of April 15, 2013**

**PLEASE TAKE NOTICE** that there will be a meeting of the City Plan Commission on Monday, April 15, 2013, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing – For Recommendation  
**REZONING (Z-1525-13) – R-1 to R-2, Andover Avenue**  
  
Request: To rezone property from R-1 to R-2 for duplex development.  
  
Applicant: Michael Lawrence  
  
Location: east side of Andover Avenue, north of Essex Street
2. Public Hearing – Final Action  
**CONDITIONAL USE PERMIT (CZ-0326 AMD.) – Women’s Transitional Housing Facility, 2517 Moholt Drive**  
  
Request: To amend a conditional use permit to allow up to 18 women at a shelter for transitional housing in a commercial district.  
  
Applicant: Hope Gospel Mission  
  
Location: 2517 Moholt Drive
3. Public Hearing – Final Action  
**CONDITIONAL USE PERMIT (CZ-1304) – Home Occupation, 1611 Emery Street**  
  
Request: To allow a home occupation consisting of a music teacher.  
  
Applicant: Daniel Sullivan  
  
Location: 1611 Emery Street
4. Public Hearing – Final Action  
**CONDITIONAL USE PERMIT (CZ-1305) – Parking lot, 1215/1219 State Street and 318 Gilbert Avenue**  
  
Request: To allow reconstruction/expansion of a parking lot on multiple properties.  
  
Applicant: Mark Nelson  
  
Location: 1215 and 1219 Street and 318 Gilbert Avenue

5. Public Hearing – Final Action  
**CONDITIONAL USE PERMIT (CZ-1306) – Additional Ground Sign, 3525 Hwy. 93**  
  
Request: To allow a second ground sign for a motor vehicle dealership.  
  
Applicant: Prestige Auto  
  
Location: 3525 Hwy. 93
6. Public Hearing – Final Action  
**CONDITIONAL USE PERMIT (CZ-1307) – Tavern (Nano-brewery), 219 E. Madison Street**  
  
Request: To allow a tavern (nano-brewery) in a CBDP district.  
  
Applicant: Eau Claire Brewing Company (Scott Milne)  
  
Location: 219 E. Madison Street
7. For Recommendation  
**EXCESS LAND – Brackett Avenue and South Hastings Way**  
  
Request: To declare a parcel of land as excess for sale.  
  
Applicant: City of Eau Claire  
  
Location: intersection of Brackett Avenue and South Hastings Way
8. For Approval  
**SITE PLAN (SP-1306) – Storage and Maintenance Buildings, Galloway Street**  
  
Request: To approve a site plan for expansion of maintenance building and a new form storage building.  
  
Applicant: Market & Johnson  
  
Location: south side of Galloway Street
9. For Approval  
**SITE PLAN (SP-1307) – Hometown Living Elderly Housing Facility, Birch Street**  
  
Request: To approve the site plan for the Hometown Living elderly housing facility.  
  
Applicant: Hometown Living, LLC (Jim Hallin)  
  
Location: south side of Birch Street, north of River Prairie Drive

10. **DISCUSSION/DIRECTION**

- A. Health Chapter
- B. Code Compliance Items
- C. Future Agenda Items

*If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 715-839-4914.*

*This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.*

*Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.*

*In order to accommodate the participation of persons with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least 2 days prior to the meeting.*

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Rick Kayser, Chairperson

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